

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name McMullen, Patrick and Moire, House

other names/site number Cronin House

2. Location

street & number 212 West Monroe [N/A] not for publication

city or town Kirkwood [N/A] vicinity

state Missouri code MO county St. Louis code 189 zip code 63122

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments ☐.)

Claire F. Blackwell 12 Aug 2002
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.
(See continuation sheet for additional comments ☐.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.

See continuation sheet ☐.

☐ determined eligible for the
National Register.

See continuation sheet ☐.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:)

Signature of the Keeper

Date of Action

McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Page 2

5. Classification

Ownership of Property	Category of Property	Number of Resources Within Property	
		Contributing	Non-contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	1
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0
	<input type="checkbox"/> object	1	1
			buildings
			sites
			structures
			objects
			Total

Name of related multiple property listing.

Historic Resources of Kirkwood, Missouri

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Functions

DOMESTIC/ single dwelling

Current Functions

DOMESTIC/ single dwelling
DOMESTIC/ secondary structure

7. Description

Architectural Classification

Late Victorian

Materials

foundation Stone
 walls Weatherboard
Asbestos
 roof Asphalt
 other Wood

Narrative Description See continuation sheet [x].

See continuation sheet []

McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Page 3

8. Statement of Significance

Applicable National Register Criteria

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x].

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

#

☐ recorded by Historic American Engineering Record

#

Areas of Significance

Architecture

Period of Significance

ca. 1907

Significant Dates

ca. 1907

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☒ Local Government

☐ University

☐ Other:

Name of repository:

Kirkwood Planning and Development Department

McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Page 4

10. Geographical Data

Acreage of Property Less than one acre

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	725710	4273020			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title See Continuation Sheet
 organization _____ date _____
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Jeannette and Bill Naumann
 street & number 212 West Monroe telephone (314) 984-8020
 city or town Kirkwood state MO zip code 63122

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Summary The Patrick and Moire McMullen House, at 212 West Monroe Street, is a large frame Late Victorian house with a steeply pitched roof and a wrap-around front porch. Constructed ca. 1907, it is an intact example of Property Type C. Victorian Houses. It meets the registration requirements for that property type set forth in the MPS Cover document "Historic Resources of Kirkwood, Missouri." Typically Victorian features of this two and one-half story frame house include the wrap-around porch, complex rooflines and picturesque massing. The first two floors of the house are sheathed with original narrow weatherboards, and the upper gable ends are shingled. The steep gable roof is punctuated by secondary gables and dormers. The large one-over-one windows of the house are all early or original, as is the ornate front door. The house occupies a level lot, at the rear of which is a non-contributing modern garage. The house is highly intact, inside and out, and in excellent condition. It exhibits integrity in all critical areas: design, setting, location, workmanship, feeling, materials and association.

Elaboration: The McMullen house sits facing north to West Monroe Street in a residential area near the commercial center of town. It is in the middle of a row of three large frame houses which are very similar in design, massing, and date of construction. This house is distinguished from the rest of the group by a higher level of integrity of materials; the other two houses have been sheathed with vinyl siding. The house sits back from the street on a level lot which contains large mature trees and other plantings. The back yard is surrounded by a low picket fence. The only other resource on the property is a two-car frame garage which sits southwest of the house, at the back of the lot. The modern garage has a front-gabled roof and is sheathed with weatherboards which are similar to those used on the main house; it is a non-contributing building.

The house is large, two-and-a-half stories tall, with a very steeply pitched side-gabled roof. The roofline is complex, with multiple lower cross gables, two of which cover polygonal bays (one each on the north and east elevations). All of the gable ends are pedimented, and wide, plain cornice boards run along the top of the second floor. Jig-sawn spandrels ornament the edges of the cross gables which overhang the window bays. The large gable ends of the main roof are stepped, with a shallow row of simple brackets running along the top of the third floor windows. Those windows are grouped in sets of three. (See photo 3.)

The exterior walls are sheathed with narrow wooden weatherboards on the first and second floors, and with asbestos shingles in the gable ends. Although not original, the shingles appear to be well over fifty years old, and probably replaced similar wood shingles. The weatherboards are original, and in very good condition. The one-over-one wood windows of the house are also original and highly intact. The house sits on a high limestone foundation.

The front elevation of the house features a prominent cross gable over one of the two-story window bays, and a pedimented gabled dormer is also set into the main roof. The one story wrap-around porch runs from the front window bay around to the east side of the house, where it connects

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

**McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

with the bay on that elevation. The hip-roofed porch has square fluted wood columns which have classically inspired capitols. The porch balusters are narrow, turned spindles. The porch entry is on the north elevation, and is reached by a concrete sidewalk leading straight from the street. The paneled entry door, which is sheltered by the wrap-around porch, has a large, round, beveled glass light in the upper half, and a large single-light transom above.

The west elevation of the house is simpler; the two lower stories are covered with weatherboards, and the large gable end is pedimented and stepped to match the east side. The back of the house has a small one story shed roofed addition, and a larger screened porch. The porch is similar in scale and detailing to the front porch.

The interior of the house is highly intact; almost all original detailing remains in place. The front door opens to a spacious stair hall, which is separated from the front parlor and dining rooms by wide pocket doors. (See photo 6.) Each pocket door has six horizontal panels, and both sets of doors are operational. The L-shaped staircase has an elaborate newel post, and slender turned balusters. Interior door and window trim is heavily molded, with tall base blocks and square plinth blocks along the upper corners. Most of the original tall, molded baseboards and simple crown molding are also intact and in good condition.

The McMullen house continues to serve its original single family use, and has seen no exterior alterations of note since the time of its construction. It is an intact, late example of the Victorian Houses property type, and appears today very much as it did when new. △

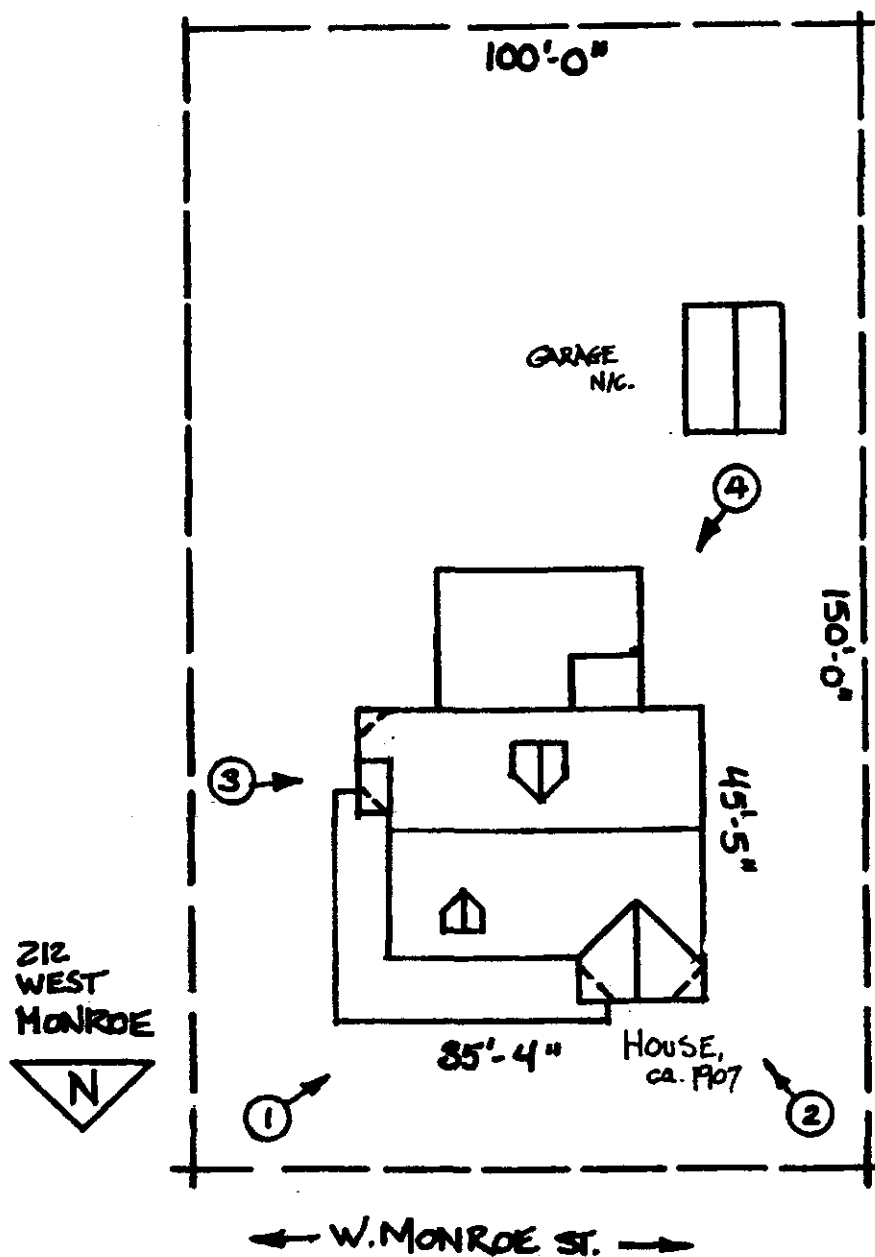
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Figure One. Site plan and photo key.



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Summary: The Patrick and Moire McMullen House, at 212 West Monroe Street, is significant under Criterion C, in the area of ARCHITECTURE, as a large, highly intact example of a Victorian house. The irregular massing, complex roofline and wrap-around porch are all typical of Property Type C. Victorian Houses. The house meets the registration requirements for that property type set forth in the MPS Cover document "Historic Resources of Kirkwood, Missouri," and falls under the context "The City of Kirkwood: Transition to An Automobile Suburb—1899-1952." This is a large, relatively late example of this property type, and as such, it reflects the long popularity of the Victorian movement in Kirkwood. The restrained level of applied ornamentation found on the house also reflects that late date; the exuberance of ornamentation which typified Victorian houses of the late nineteenth century was losing favor by the time this house was built. The house was built ca. 1907 for bank cashier Patrick McMullen and his wife Moira, and was the home of the Cronin family from the 1920s to the 1960s. The period of significance for the property corresponds to the construction date of ca. 1907. The house is in excellent condition, inside and out, and exhibits a high degree of integrity of location, design, setting, materials, workmanship, feeling and association.

Elaboration: The McMullen house is a highly intact, representative example of the Victorian Houses property type.¹ Character-defining features of that property type include irregular massing, steeply pitched roofs, and elaborate porches, all of which are prominent elements of the McMullen house. Houses with various types and levels of Victorian styling were built in Kirkwood from the 1870s into the first decade or so of the twentieth century. This is therefore a significant, late example of a very long-lived architectural tradition. Because this house was built at the tail end of the popularity of that style, it exhibits a more refined ornamental system than would have been used on a house built twenty years earlier. The styles which were popular in the early twentieth century shared a common emphasis on simple lines and minimal applied ornamentation; this house reflects influences of both the old and the new.

The house is one of a group of three very similar houses which line the west end of this block. All three are of approximately the same age and size, and all appear to have been built by or for the McMullen family. In 1906, the McMullen family purchased a large lot with 300 feet fronting on West Monroe. The McMullen family at this time included P. McMullen and his wife, Mary, along with daughters Mamie, Nannie, Kate, Nellie, and Gertrude.² According to a 1909 atlas, all three houses were in place, and all three occupied a single parcel of land, owned by "F. M. McMullen." Directory entries for the same year show that 71 year old Mary McMullen was by that time a widow, and

¹ See MPS Cover document "Historic Resources of Kirkwood, Missouri, Section F, Associated Property Types," for more discussion of the Victorian Houses property type.

² St. Louis County Deed Records, Book 184, p. 427.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5

**McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri**

living with her daughters Kate, Nannie, and Nellie at 202 West Monroe, which is directly west of this house. The daughters were employed as a bank clerk, a stenographer, and a teacher, respectively.³ The residence of P. McMullen, a bank cashier, was listed as 300 West Monroe. P. McMullen was about the same age as the daughters living at 202; it seems likely he was their brother.

By the time of the 1910 census, Patrick McMullen, bank cashier, and his wife Moire, are listed as the owners and residents of 212 West Monroe. Patrick and Moira's house at 212 is very similar in plan to the house at 202, which was occupied by Mary McMullen and her daughters in 1909; it is very likely that the families shared building plans and a contractor for this construction project.

County Directories show that by 1920, the house at 212 West Monroe has become the home and property of John Cronin, who operated the Kirkwood Ice and Fuel Company in 1908.⁴ The house remained in the Cronin family for almost a half century. John Cronin Rathkopf, a family member who owned the house until the mid-1960s, is still a resident of Kirkwood. The house has seen few changes since the McMullens lived there, and it is today in excellent condition. It exhibits a high level of integrity and craftsmanship, and is significant as a large, late example of the Victorian Houses property type in Kirkwood. △

³ Boos' Directory of St. Louis County, 1909.

⁴ June Wilkinson Dahl, in A History of Kirkwood, Missouri: 1851-1965, (Kirkwood, Missouri: The Kirkwood Historical Society, 1965), p. 247.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 9 Page 6

McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

BIBLIOGRAPHY

Boos' Directory of St. Louis County. 1909.

Dahl, June Wilkinson. A History of Kirkwood, Missouri: 1861-1965. Kirkwood, MO.: The Kirkwood Historical Society, 1965.

Edward's Annual Directory of St. Louis. 1865-1867.

Johnson, Berkeley E. Atlas of St. Louis County. Clayton, MO: C. B. Black, 1893.

Northwest Publishing Company. Plat Book of St. Louis County. Des Moines: IA, Northwest Publishing Company, 1909.

Polk's St. Louis County Directory. 1920, 1926.

Sanborn Fire Insurance Company, Map of Kirkwood, 1926.

St. Louis County Deed Records. Recorder of Deeds Office, Clayton, MO.

United States Census Bureau. Census Schedules. 1910.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 10, photographs Page 7

McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

Verbal Boundary Description

A tract of land in the City of Kirkwood being a part of Block 38 in the Town of Kirkwood as recorded in the St. Louis City (formerly St. Louis County) Recorder of Deeds Office in Plat Book 3, Page 57-58; beginning at a point on the northeast corner of Block 38; thence west 100 feet along the North line of said block, to the point of beginning; thence 100 feet west along the same line; thence South, parallel to and 200 feet West of the East line of said block, 150 feet; thence East, in a line parallel to the north line of Block 38, 100 feet; thence due north along a line parallel to and 100 feet West of the East line of Block 38, 100 feet, to the point of beginning.

Boundary Justification

The current boundaries encompass all of the land associated with the house, currently and historically.

Photographs

The following information is the same for all photographs:

McMullen, Patrick and Moire, House
212 West Monroe Street
Kirkwood, St. Louis County, MO

Taken by Debbie Sheals, 406 West Broadway, Columbia, MO 65203; date: 2002

Negatives are on file with the City of Kirkwood Dept of Planning and Development, 139 South Kirkwood Road, Kirkwood, MO 63122, 314-822-5808.

List of Photographs

See photo key for indication of camera angles.

1. Facade and northwest.
2. Northeast corner.
3. East Elevation detail.
4. Rear, northeast corner.
5. Interior, second floor front bedroom.
6. Stair Hall, pocket doors.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 11 Page 8

McMullen, Patrick and Moire, House
St. Louis County, Missouri
Historic Resources of Kirkwood, Missouri

11. Form Prepared By

Name Linda Stockman
organization Kirkwood Landmark Commission date 1990
street & number 139 South Kirkwood Road telephone (314) 822-5808
city or town Kirkwood state Missouri zip code 63122

Name Deon K. Wolfenbarger
organization Three Gables Preservation date 1992
street & number 9550 N.E. Cookingham Drive telephone (816) 792-1275
city or town Kansas City state Missouri zip code 64157

Name Debbie Sheals
organization Independent Contractor date May, 2002
street & number 406 West Broadway telephone 573-874-3779
city or town Columbia state Missouri zip code 65203











